WARRANTY DEED

Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
#1008015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: January 23, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Ryan McVay and Heather McVay	Franklin American Mtg. Co.	
(NAME)	(NAME)	
3105 Wingate Avenue	501 Corporate Centre Dr. #400	119-14-319
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **AMANDA J. MCCLENDON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK RYAN MCVAY AND WIFE, HEATHER MCVAY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of William Lee's Subdivision of the Roth Property, of record in Plat Book 1130, page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amanda J. McClendon, unmarried by deed from Dimension Development Corp., a Tennessee corporation, of record in Book 7727, page 4, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda J. McClendon, unmarried and Jean H. McClendon, jointly, with rights of survivorship by deed from Jere M. Poole, Trustee, of record in Book 7776, page 96, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda J. McClendon, an unmarried person by deed from Jean H. McClendon, an unmarried person, of record as Instrument No. 20080423-0041659, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3105 Wingate Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/04/08 12:44 2 pgs
Fees:13.00 Taxes:647.50
20080804-0079976

Witness my hand this 31st day of July, 2008.

Amanda J. McClendon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amanda J. McClendon, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2008.

Amy Adams Gowan Notary Public



My Commission Expires NOV. 22, 2010